

December 2008

Draft Perth Coastal Planning Strategy Summary

This document has been published by the Western Australian Planning Commission. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances

© State of Western Australia
Published by the
Western Australian Planning Commission
Albert Facey House
469 Wellington Street
Perth Western Australia
6000

Published December 2008
ISBN 0 7309 9641 7
website: www.wapc.wa.gov.au
email: corporate@wapc.wa.gov.au

tel: 08 9264 7777
fax: 08 9264 7566
TTY: 08 9264 7535
infoline: 1800 626 477

Western Australian Planning Commission owns all photography in this document unless otherwise stated. This document is available in alternative formats on application to WAPC Communication Services.



Government of Western Australia
Department for Planning and Infrastructure

How to make an effective public submission

No matter what your interest in the Perth coast, anyone may make a submission on the draft Perth Coastal Planning Strategy and all views are welcome. The purpose of releasing the draft Perth Coastal Planning Strategy is to seek public comment on its content and recommendations prior to the finalisation of the strategy.

We welcome all submissions whether they are supportive or critical of the draft strategy. Your submission can be as long or short as you consider appropriate to cover the points you wish to provide. For longer submissions it would be appreciated if you could summarise your main points or detail information under appropriate headings.

Suggested headings for use in submissions

Precinct name (eg Ocean Reef)

Major issue recommendation (eg tourism)

Section number and name (eg 7.8.1 Beach use)

Written submissions may be made via email or by completing the public submission form on the Western Australia Planning Commission website (www.wapc.wa.gov.au). Handwritten or typed submissions must be posted or faxed.

You do not have to use the public submission form (at the front of this document) however please ensure that any submission is clearly marked **Public submission - draft Perth Coastal Planning Strategy**. If more space is required to outline your comments, please number additional pages in correct order. Submissions must be neatly handwritten or typed. Verbal submissions will not be accepted.

For the submission to be effective it should:

- Clearly state your opinion on the information and recommendations of the strategy.
- Have headings to clearly show what part of the strategy you are referring to and common themes.
- Refer to page numbers, paragraph numbers and headings from the draft strategy when making your comments.
- State the reason for your opinions.
- If possible, state how your concerns could be addressed or any suggestions for alternatives and improvements.
- List any references or factual data that could be used to support your opinion.

All submissions will be acknowledged in writing and receive full consideration in the review process. All submissions must be received by 31 March 2009 to ensure that they can be considered and reviewed by the steering committee and the Coastal Planning and Coordination Council before the final Perth Coastal Planning Strategy is endorsed by the WAPC.

No late submissions will be considered so please ensure that you allow plenty of time for post to be delivered.

Submissions must be received no later than 5pm 31 March 2009.

Please return your submission to:

**Project Manager
Perth Coastal Planning Strategy**

Western Australian Planning
Commission
469 Wellington Street
Perth Western Australia 6000

or pcpsprojectmanager@dpi.wa.gov.au

For further information please contact the Perth Coastal Planning Strategy Project Manager on **(08) 9264 7777**

Public submission form

Draft Perth Coastal Planning Strategy

Name:

Organisation (if relevant):

Address:

Telephone:

Email address:

Gender (optional) (for statistical information only)

Age (optional) (for statistical information only)

Main reason for interest (e.g. local resident, visitor to the region, tourism operator, environmental interest etc).

I/we would like to make the following comments in relation to the draft Perth Coastal Planning Strategy and would like them to be considered in the preparation of the final document.

Comments (under relevant headings) eg. Page, Section or Precinct.

[illegible]

We look forward to receiving your submission.



Summary

The purpose of the Perth Coastal Planning Strategy is to guide future sustainable planning for conservation, recreation, infrastructure and development of our highly valued and sought-after metropolitan coast. The strategy builds on Network City (the State Government's framework for regional planning for Perth and Peel) at a sub-regional level for the coast; it provides a strategic regional framework for the implementation of State Government coastal policy (State Planning Policy 2.6 State Coastal Planning Policy) and promotes integrated coastal zone management.

The Department for Planning and Infrastructure (DPI) has undertaken the project on behalf of the Western Australian Planning Commission (WAPC). This draft has been released to ensure that the community has the opportunity to participate in the planning and management of the Perth coast, via public comment, before the government finalises the strategy.

The strategy:

- reflects the views of the community and the government on the coast (its values and future development);
- summarises and provides a key to all existing relevant legislation, policies, controls and guidelines and those with carriage of them;

- provides additional information, direction and policy recommendations which were informed by the consultation processes and fresh background research; and
- establishes 56 broadly defined coastal precincts to provide a framework in which future coastal planning and development can be coordinated.

The study area for the strategy is the coastal zone in the Metropolitan Region Scheme, extending 120 kilometres from Two Rocks to Singleton. The western boundary extends 500 metres offshore (excluding the islands) and the eastern boundary is the first main road running parallel to the coast. The coastal precinct guidance is focused on the coastal foreshore reserve and the land abutting it.

Background research

Extensive scientific and planning research was conducted as well as a substantial community engagement program to provide an accurate picture of the current and future needs of the coast. The research consisted of:

- a physical coastal processes study of the Perth coastline;
- a recreational boating study on non-commercial boat use and ownership trends in Perth;
- a beach usage survey (with beach user numbers and general activities throughout summer);



Indiana Restaurant, Cottesloe Beach

- a beach users study (of 14 representative beaches examining beach catchments, use and mode of transport, dunal changes, activities and an attitudinal survey);
- the preparation of seven background papers covering areas of: environmental impacts and pressures; governance; threats and protective measures to biodiversity; urban development trends; tourism; public access and recreation; cultural heritage; landscape assessment; and
- collating available information on the environmental characteristics of the Perth coastal region.

Development of the strategy included substantial community and stakeholder engagement through various consultation methods, including: a survey of Perth residents; individual beach user surveys; a youth forum; Nyungar consultation; a stakeholder forum; formation of a local government reference group; and an overarching workshop and sector workshops. All of these methods provided valuable input into the development of the strategy. Submissions received through the public comment period will also assist in further amendment and refinement to produce the final Perth Coastal Planning Strategy.

All of these studies, background papers and outcomes from the community engagement workshops can be found on the Western Australia Planning Commission website (www.wapc.wa.gov.au).

Vision, guiding principles, related objectives and general recommendations

"To develop the Perth metropolitan coastal region into an efficient, usable, accessible and sustainable region while preserving and enhancing its unique natural, cultural and physical characteristics".

The guiding principles underpin the strategy and were developed during the community engagement process. The key ideas that were considered important when developing the guiding principles are:

- protect and rehabilitate the environment;
- provide the right level of public facilities;
- establish coastal foreshore reserves and development setbacks;
- provide policing and inspection;
- maintain biodiversity;
- balance competing needs; and
- consult with the community.

The guiding principles extracted from these key ideas come under the headings of:

- general principles;
- land use and development principles;
- marine use principles;

- environment, conservation and biodiversity principles; and
- tourism and recreation use principles.

General Perth coastal planning recommendations

Following analysis of the research and public consultation, general coastal planning recommendations have been proposed, reflecting the guiding principles and strategy objectives, under the following headings.

Hillarys Boat Harbour



Environment

The community of Perth has highlighted the importance of providing areas near the coast to experience the natural environment; conserving and rehabilitating the natural coastal environment; and managing use of and controlling access to the marine environment in order to avoid conflicts.

The natural environment of the coast is currently managed and protected under initiatives such as Bush Forever, marine parks and conservation reserves, and regional and national parks. The agencies implementing these initiatives are faced with the challenge of managing a broad range of human impacts.

Coastal vulnerability and setbacks

The policy that guides the application of coastal setbacks is State Planning Policy 2.6 State Coastal Planning Policy (SPP2.6). Importantly, this policy distinguishes between physical processes setback requirements and setbacks required to provide for public access and retention of ecological values. The community showed support for the application of development setbacks on the coast during the community engagement program.

Visual landscape

The application of coastal development setbacks is an important part of preserving visual landscape and current state policy also requires a clear demarcation between private development and the public foreshore reserve. Some of the key strategy recommendations for the visual amenity of the coastline include:

- using modelling to assist with assessing the visual impact of building height;
- conducting further consultation with the community to determine preferred visual characteristics of the coast; and
- developing and implementing visual landscape assessment guidelines.

Urban development

In retaining important coastal views and preserving natural environments, it is essential that urban development along the coast be designed appropriately. Some of the key strategy recommendations include:

- adopting sustainable design principles, including use of water-sensitive urban design best management practices;
- developing a concept plan for major tourism and recreation nodes; and
- developing a policy for affordable housing on the coast.



Commercial and industrial land use

The community recognised the importance of coastally-dependent industrial and commercial development during the engagement program. Although these developments are needed, it is important that suitable locations are used and appropriate buffers and management measures are in place to protect the environment and nearby communities. A range of agencies currently manage commercial and industrial developments on the coast and continued coordination should be promoted.

Tourism

Extensive consultation has found that beaches rank highly as tourist attractions in Perth, adding further reason to protect this valuable resource. A number of new coastal initiatives are expected to broaden the coastal experience in Perth; for example, the West Coast Dive Park, which aims to attract recreational dive tourists. Of the existing coastal tourist experiences, Cottesloe and Hillarys Boat Harbour are rated among Perth's major attractions.

A Ministerial Tourism Taskforce, established in 2002, produced the Tourism Planning Taskforce Report which outlines recommendations for development of a tourism policy framework. The key strategy recommendations are focused on improving availability of tourism accommodation and facilities along the coast.

Recreational use and infrastructure

Community engagement revealed a desire for adequate space and facilities for a variety of recreational pursuits along the coast. The most popular beaches in terms of actual use are Cottesloe, Scarborough, Port, City and Trigg. The community generally travels to the beach by car and for the majority of people this journey is less than 10 km.

Recreational boating facilities in Perth are under intense pressure and with the number of boats in the region expected to double by 2025 there is a need to expand current facilities. The Perth Recreational Boating Facilities Study is determining how the requirements for new boating facilities can most efficiently be met. It will be important that the construction and/or expansion of boating facilities considers environmental impacts and potential user conflicts, as recommended in this strategy.

Public transport and access

The community expressed a belief that public transport to and between beaches needs improving and this is reflected in the large proportion of people driving to the beach. Options to improve public transport between beaches can be investigated in the framework of Network City, a WAPC and DPI strategy that aims at integrating land use and transport systems, and also through the provisions of local government local planning schemes.

There is also a strong community feeling that Perth's beaches should be easily and equitably accessible. However, pedestrian and vehicle access to the coast needs to be managed in order to minimise impacts on coastal soils and vegetation. Coastal risk and public safety also need to be considered, especially with predicted increases in visitor numbers.



Mindarie Keys

Cultural heritage

The Perth coast has a rich indigenous and European cultural heritage and the SPP2.6 promotes the protection of these heritage values. Section 7.10 outlines the State and Commonwealth legislation in place to facilitate protection of indigenous and European heritage, and recommends incorporation of cultural heritage considerations into coastal management plans.

Planning and design

The strategy recognises the need to develop guidelines to assist local government and land developers in the design and development of precincts in the appropriate character.

Under each principal issue, a table is provided with current planning requirements and strategy recommendations, a timeframe, prioritisation and with whom the responsibility lies.

Precinct recommendations

More specific guidance is provided in the precinct recommendations regarding the future type and character of each coastal precincts into the year 2020. The extensive community consultation program, which informed the preparation of this draft strategy, guided the division of the coastline into 56 individual precincts for the purpose of more detailed coastal planning. These precincts are intended to represent a walkable area with an identifiable character that sets it apart from its surroundings and adjacent areas.

For each precinct, all known coastal planning features and community views were considered in the development of recommendations for the future dominant land use type, character and intensity. This coastal planning framework builds on Network City and takes into consideration the Perth Recreational Boating Facilities Study as well. The maps located at the end of the summary give an overview of how the precincts relate to Network City and the existing and potential boating facilities (figure i and figure ii).

The 56 precincts have been defined and fall in three precinct types: industrial, built-up or open space.

The following key locations have been identified as having potential for development as major tourism and recreation nodes, industrial use or recommended for conservation.

Table 1
Key locations

Tourism and recreation	Conservation	Industry
Two Rocks	Two Rocks open space	Port Beach
Eglinton	Eglinton north	Kwinana
Mindarie	Tamala Park	Henderson
Hillarys	Whitfords	
Scarborough	Woodman Point	
Cottesloe	Beeliar	
Fremantle	Point Peron	
Cockburn Coast	Port Kennedy Scientific Park	
Rockingham		
Port Kennedy Resort		
Secret Harbour		



A brief description of the various categories of built-up, open space and industrial areas and the key characteristics is provided below.

Precinct type: Industrial

Precinct character: Industry precincts are characterised as either:

- 1 heavy industry (such as at Kwinana); or
- 2 ports and shipbuilding (such as at Port Beach and Henderson).

Precinct type: Built-up

Precinct character: A built-up precinct can have a dominant character of one of three types.

1 Activity centre

The key characteristics of an activity centre are:

- more people – high-energy and vibrancy;
- high levels of employment;
- retail, commercial, recreation and residential land uses;
- higher buildings and smaller lot sizes;
- high level of infrastructure;
- high access and good transport systems; and
- cosmopolitan – 24-hours activity.

Examples of activity centres include Rockingham, Scarborough and Alkimos.

2 Mixed use

The key characteristics of a mixed use area are:

- residential, offices, commercial and other compatible uses;
- good public transport; and
- lower activity neighbourhood.

Examples of mixed use areas include Sorrento, North Beach and Cottesloe.

3 Residential

The key characteristics of a residential area are:

- larger lot sizes and fewer people;
- dominated by residential land use;
- limited activity and infrastructure;
- limited public car parking; and
- limited accessibility.

Examples of residential areas include Quinns Rocks, Swanbourne and Waikiki.

City Beach view to Floreat Beach.



Precinct type: Open space

Precinct character: Open space precincts can be characterised as being predominately one of the following.

1 Passive recreation

Passive recreation precincts are characterised by:

- open grass;
- dunes;
- bush;
- dual use path; and
- activities involving marine activities.

2 Active recreation

Active recreation precincts are characterised by:

- change rooms/toilets;
- picnic facilities; and
- activities such as field sports.

3 Conservation

Conservation areas are characterised by:

- limited access;
- protective fencing; and
- pathways.

Three precincts are recommended for industrial, 30 for built-up and 23 for open space. For each precinct, recommendations are provided regarding the proposed future dominant land use type, character and intensity (in terms of use and built form). Precinct intensity is described only for built-up and industrial areas (not open space areas).

These recommendations provide a general guide to landowners, government agencies and decision-makers when considering land use changes or undertaking further detailed planning activities along the coast.



For each precinct the recommended physical coastal processes setback category is identified based on studies undertaken by MP Rogers and Associates in 2005. The full reports are available at:

www.wapc.wa.gov.au/perthcoast

The physical coastal processes setback distances for the precincts have been categorised into:

- **small** - between 40 and 65 metres;
- **medium** - between 65 and 120 metres; and
- **large** - greater than 120 metres.

Implementation of the Perth Coastal Planning Strategy

It is recommended that the Perth Coastal Planning Strategy Steering Committee become a committee of the Coastal Planning and Coordination Council charged with overseeing the implementation of the strategy on behalf of the WAPC and through regular reporting to the Coastal Planning and Coordination Council. As an endorsed WAPC strategy, any decisions made regarding the Perth coast must take into account this strategy and its recommendations in relation to any development or subdivision proposal.

To give the strategy a stronger statutory standing, it is further recommended that it become a state planning policy. Created under section 3 of the *Planning and Development Act 2005*, state planning policies are the highest level of planning policy in Western Australia and must be given due regard in any land use or development assessment made by state or local government agencies and the State Administrative Tribunal. New local planning schemes must comply with the intentions of state planning policies. This may also be achieved through an amendment to the SPP2.6 by inserting a Perth section. The development and adoption of local plans, strategies and/or foreshore management plans by the relevant local governments is also recommended.

A program of funded activities for delivery through partnership with local government will include the following:

- 1 Support for local government to ensure that local planning schemes and strategies are updated in accordance with the Perth Coastal Planning Strategy. This support will include introduction of the necessary elements or principles of the Perth Coastal Planning Strategy into a coastal precinct in the local planning strategies. Priority will be given to assisting local governments where local planning strategies are currently, or soon to be revised, especially in the following key areas: Cottesloe, Cockburn, Joondalup and Rockingham.

2. Providing guidance to grants programs, including development of foreshore management plans and assisting with on-ground management efforts in priority areas.

Monitoring and review of the strategy by the steering committee will be essential to ensuring that it is effective in fulfilling its objective of providing a framework for the sustainable management of the metropolitan coast. The strategy will be reviewed after five years following its final adoption, and modified as necessary. This review will include consultation with the community and key stakeholders wherever possible.

The Perth Coastal Planning Strategy Steering Committee, in guiding implementation of the strategy, will provide regular reports and recommendations to the Coastal Planning and Coordination Council to assist in setting priorities, and the generation and allocation of resources.

Figure 1
Northern coast precinct overview

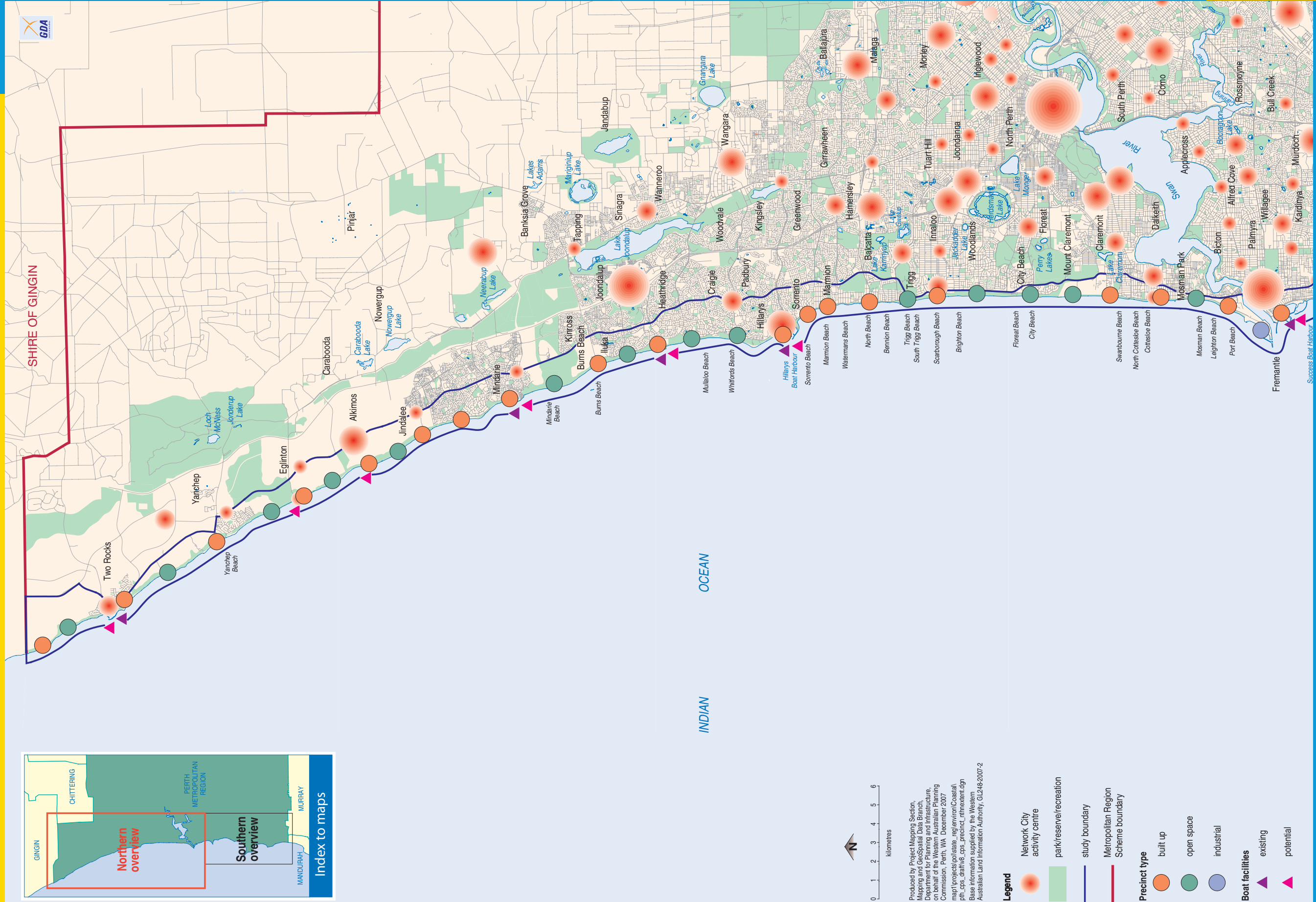


Figure 2

